

COUNTY OF YORK

MEMORANDUM

DATE: August 12, 2004

TO: Historic Yorktown Design Committee

FROM: J. Mark Carter, Assistant County Administrator

SUBJECT: Application No. HYDC-1-04; Duke of York Corporation

Issue

This application seeks approval for a 12' x 20' storage shed located on the Duke of York Motel property. The storage shed was placed on the property prior to submission of applications for approval of the land use and location (approval required by the Board of Supervisors per Section 24.1-327(b)(3) of the Zoning Ordinance) and the architectural style and materials (approval required by the HYDC per Section 24.1-377 of the Zoning Ordinance). County Zoning Enforcement staff notified the property owner of the violation and the owner's representative promptly submitted the applications for both land use and architectural approvals.

Description of Proposed Structure

The proposed storage shed is a pre-fabricated 12 by 20-foot wood frame and siding structure. It is constructed on skids and not required to be located on a permanent foundation. The structure has a barn-style roof and is proposed to be painted to match the color scheme used on the main buildings of the motel complex.

Pertinent Design Guidelines

The proposed structure is located in the *Historic Core*, as defined by the Yorktown Historic District and Design Guidelines. Pertinent sections of the Design Guidelines include:

- In general, lots should contain a total of not more than three dependencies, although the maximum number will be influenced by the size of the primary structure, existing and proposed outbuildings and the lot size. Consequently, this provision will be evaluated on a case-by-case basis. Dependencies should be located in subordinate positions on the lot in relation to the siting of the primary structure. Dependencies located to the side or rear of a primary structure should not be located forward of the plane of the principal façade of the primary structure. Adequate open space should be retained for site circulation consistent with the use of the structures and with the predominant character of adjacent properties.
- Dependencies should have a design that is similar to and compatible with that of existing construction.
- Garage entrance doors or carports should not be oriented to Main Street. All garage openings visible from any public right-of-way should have operable, wood or wood-like synthetic or composite-paneled doors painted in a color or colors from the Yorktown Color Palette, as defined

in Appendix 3, Glossary. Other colors may be proposed and will be considered on a case-by-case basis.

- In addition to brick, painted wood clapboarding is an appropriate material for commercial structures and, on a case-by-case basis, institutional buildings. Composite wood products, and other wood substitute or synthetic sidings and trim may be used if they are indistinguishable in outward appearance and compatibility from an otherwise approvable standard wood product.
- Slate or wood shingles are the preferred materials for civic, institutional and commercial structures; however, asphalt and fiberglass composition shingles may be approved by the HYDC on a case-by-case basis.
- Color
 - (a) Paint colors for all exterior wood surfaces (excluding fences) associated with new construction should be comprised of a color or colors from the Yorktown Color Palette, as defined in Appendix 3, Glossary. Other colors may be proposed and will be considered on a case-by-case basis.
- Roofing materials should be compatible in color with the exterior color of the building.

Staff Observations/Recommendations

1. The actual land use and location issues associated with this proposal (i.e., can the shed be maintained on the property and what location, setback and landscaping requirements will it be subject to) will be decided by the Board of Supervisors pursuant to its authority under the YVA – Yorktown Village Activity District regulations. It is anticipated that the Board will consider those issues at its meeting on September 7, 2004. Staff has advised the applicant that the structure will need to be located a minimum of five (5) feet from the Church Street property line and that landscaping will be required between the shed and Church Street to help screen it from view. The applicant is prepared to comply with these conditions should they be endorsed by the Board.
2. The Design Guidelines suggest that siding for commercial structures should be brick or painted wood clapboarding. The proposed storage shed is finished with a vertical-groove sheathing as opposed to the standard horizontal alignment of clapboard. The adjacent structure in the motel complex (the laundry/office) has a painted concrete block exterior with vertical-groove wood inserts under the windows. The adjacent building containing guest rooms has a painted brick exterior with vertical-groove wood inserts under the windows. The end of the main waterfront building in the motel complex is sided with horizontal alignment clapboard. At the Ballard Street end of the upper guest rooms building is a small addition that has a vertical-groove wood siding exterior. The adjacent residential structures along Church Street have wood clapboard exteriors (horizontal alignment). In summary, there are a variety of exterior finishes present on the existing motel complex buildings, some of which consist of a vertical-groove siding. While the Guidelines suggest that wood siding should be clapboard with a horizontal alignment, staff believes the vertical-groove exterior of the proposed shed would be compatible with the accent features used under the windows on the

adjacent buildings and the small structure on the Ballard Street end of the motel building. Staff believes the issue of siding is most important on the Church Street side of the structure. However, assuming that the 5-foot setback area will be landscaped with an appropriate evergreen shrub so as to obscure the view from Church Street and the adjacent house, staff believes that the vertical-groove siding could be found appropriate and consistent with the guideline indication that "...dependencies should have a design that is similar to and compatible with that of existing construction."

3. All of the buildings in the motel complex have flat roofs. The barn-style roof of the shed is generally compatible with the roofline of the residence located immediately behind the laundry building. Therefore, staff believes the roof shape is appropriate. The light brown shingles used on the roof are, in staff's opinion, compatible with the exterior paint color.
4. The applicant intends to paint the shed in the same color scheme used on the recently refurbished sections of the motel complex. Although that remodeling work took place before the Design Guidelines became effective, the Duke of York owners took the initiative to select their paint colors from the color palettes identified in the Guidelines. The color of the siding on the shed is *Downing Sand*, which is the same color used on the main walls of the recently repainted motel structure. The applicant is prepared to repaint the trim on the shed (currently brown) using either *Roycroft Copper Red* (which would match the door color used on the motel building) or *Roycroft Vellum* (which would match the trim color of the motel building), whichever color scheme is desired and approved by the HYDC. Staff recommends that the Committee select and approve *Roycroft Vellum* as the trim color.

Based on the above noted observations, staff recommends that the application be approved subject to the trim being painted as discussed above.

jmc

Copy to: Scott Overton, Sr., Duke of York Corporation

Attachments

- Application
- Vicinity Map
- Photographs of proposed structure and surroundings